

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF LANCASTER COUNTY, NEBRASKA

COUNTY CHANGE OF ZONE NO. 16011:)
REQUESTING A CHANGE OF ZONE FROM)
AG AGRICULTURAL TO AGR)
AGRICULTURAL RESIDENTIAL ON) RESOLUTION NO. R-16-0034
PROPERTY GENERALLY LOCATED AT)
SOUTH 82ND STREET AND ROCA ROAD,)
LANCASTER COUNTY, NEBRASKA)

WHEREAS, pursuant to Neb. Rev. Stat. § 23-114 (Reissue 2012), the Lancaster County Board of Commissioners is authorized to make amendments to the 1979 Zoning Resolution of Lancaster County which are consistent with the County's Comprehensive Plan and after receipt of specific recommendations from the Lincoln/Lancaster County Planning Commission ("Planning Commission");

WHEREAS, Olsson Associates, on behalf of Alan and Laurel Baade, has requested County Change of Zone No. 16011, from Agricultural (AG) to Agricultural Residential (AGR), on property generally located at South 82nd Street and Roca Road, and more particularly described in Exhibit A, which attachment is attached hereto and incorporated herein by this reference;

WHEREAS, the Lincoln-Lancaster County Planning Department has recommended approval of this request, concluding that, with approval of the associated Comprehensive Plan amendment, this change of zone is in conformance with the 2040 Comprehensive Plan and that this area is appropriate for additional acreage development;

WHEREAS, on May 25, 2016, after public hearing, the Planning Commission voted 8-0 to recommend approval of Change of Zone No. 16011; and

WHEREAS, on July 5, 2016, the Board of Commissioners of Lancaster County

conducted a public hearing regarding Change of Zone No. 16011, and thereafter recommended approval of said Change of Zone;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Commissioners of Lancaster County, Nebraska that Change of Zone No. 16011 is hereby approved.

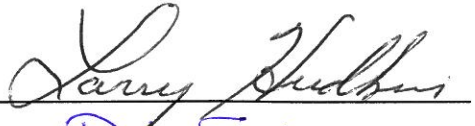
DATED this 5th day of July, 2016, in the County-City Building, Lincoln,
Lancaster County, Nebraska.

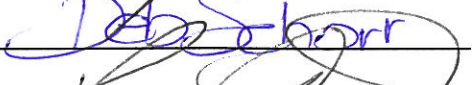
BY THE BOARD OF COUNTY
COMMISSIONERS OF
LANCASTER COUNTY, NEBRASKA


APPROVED AS TO FORM
this 5th day of
July, 2016.

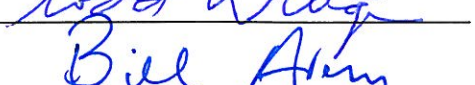


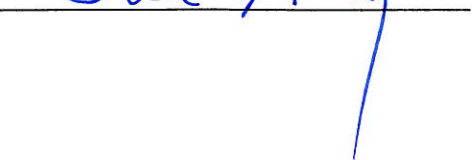
Deputy County Attorney
for JOE KELLY
Lancaster County Attorney











LEGAL DESCRIPTION

A TRACT OF LAND COMPOSED OF LOT 4 I.T., LOT 22 I.T. AND LOT 23 I.T., ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M., LANCASTER COUNTY, NEBRASKA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 7 EAST OF THE 6TH P.M.; THENCE WESTERLY ON THE SOUTH LINE OF SAID SOUTHEAST QUARTER ON AN ASSUMED BEARING OF S89°26'28"W, A DISTANCE OF 49.60' TO A POINT; THENCE N00°33'32"W, A DISTANCE OF 40.00' TO THE SOUTHEAST CORNER OF LOT 21 I.T., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 82ND STREET, AND ON THE NORTH RIGHT-OF-WAY LINE OF ROCA ROAD; THENCE S89°26'28"W, ON THE SOUTH LINE OF SAID LOT 21 I.T., SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 40.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,273.54' TO THE SOUTHWEST CORNER OF SAID LOT 21 I.T., SAID POINT BEING THE SOUTHEAST CORNER OF LOT 4 I.T., SAID POINT BEING **THE TRUE POINT OF BEGINNING**; THENCE CONTINUING S89°26'28"W ON THE SOUTH LINE OF SAID LOT 4, SAID LINE BEING THE NORTH LINE OF SAID RIGHT-OF-WAY, SAID LINE BEING 40.00' NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1,323.54' TO THE SOUTHWEST CORNER OF SAID LOT 4 I.T., SAID POINT BEING ON THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE N00°01'24"W, ON THE WEST LINE OF SAID LOT 4 I.T., SAID LINE BEING THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,601.23' TO THE NORTHWEST CORNER OF SAID LOT 4 I.T., SAID POINT BEING THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE N89°32'07"E, ON THE NORTH LINE OF SAID LOT 4 I.T., AND ON THE NORTH LINE OF LOT 22 I.T., SAID LINE BEING THE NORTH LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 2,613.19' TO THE NORTHEAST CORNER OF SAID LOT 22 I.T., SAID POINT BEING ON THE WEST RIGHT-OF-WAY LINE OF SOUTH 82ND STREET, SAID POINT ALSO BEING 35.47' WEST OF THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE S00°59'30"W, ON THE EAST LINE OF SAID LOT 22 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 675.02' TO THE SOUTHEAST CORNER OF SAID LOT 22 I.T., SAID POINT BEING THE NORTHEAST CORNER OF LOT 23 I.T., SAID POINT BEING 47.01' WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°59'23"W, ON A EAST LINE OF SAID LOT 23 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, A DISTANCE OF 175.35' TO AN EAST CORNER OF SAID LOT 23 I.T., SAID POINT BEING 50.00' WEST OF THE EAST LINE OF SAID SOUTHEAST QUARTER; THENCE S00°00'44"W, ON A EAST LINE OF SAID LOT 23 I.T., SAID LINE BEING A WEST LINE OF SAID RIGHT-OF-WAY, SAID LINE ALSO BEING 50.00' WEST OF AND PARALLEL WITH THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 499.61' TO THE SOUTHEAST CORNER OF SAID LOT 23 I.T., SAID POINT BEING THE NORTHEAST CORNER OF LOT 20 I.T.; THENCE S89°32'07"W, ON THE SOUTH LINE OF SAID LOT 23 I.T., SAID LINE BEING THE NORTH LINE OF SAID LOT 20 I.T., A DISTANCE OF 1,273.91' TO THE SOUTHWEST CORNER OF SAID LOT 23 I.T., SAID POINT BEING THE NORTHWEST CORNER OF SAID LOT 20 I.T., SAID POINT ALSO BEING ON THE EAST LINE OF SAID LOT 4 I.T.; THENCE S00°00'20"E, ON THE EAST LINE OF SAID LOT 4 I.T., SAID LINE BEING THE WEST LINE OF SAID LOT 20 I.T., AND ON THE WEST LINE OF SAID LOT 21 I.T., A DISTANCE OF 1,249.32' TO THE POINT OF BEGINNING, SAID TRACT CONTAINS A CALCULATED AREA 5,168,135.20 SQUARE FEET OR 118.64 ACRES, MORE OR LESS.